

4 WEEK COMPLETION



SITUATION

Located in this busy North London suburb just a short distance from the shopping facilities of the High Road and close to **Aldi** and **Fitness First**.

PROPERTY

Comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** above at first floor level (**See Note**). The property benefits from a separate **Rear Outbuilding**.

ACCOMMODATION

Ground Floor Shop

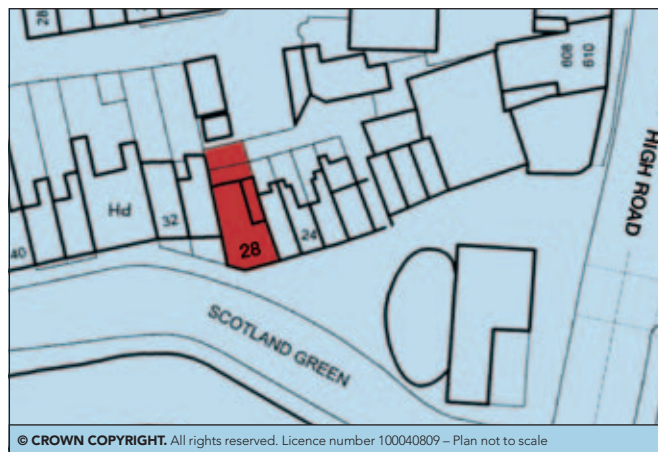
| | |
|----------------|-------|
| Gross Frontage | 23'1" |
| Internal Width | 22'8" |
| Built Depth | 42'1" |

Rear Outbuilding

| | |
|-------------|-----------|
| GIA Approx. | 175 sq ft |
|-------------|-----------|

First Floor Ancillary

3 Rooms, Bathroom/WC



VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The upper part would lend itself to residential conversion and there is already a separate front access.

Vacant Shop and Upper Parts

The Surveyors dealing with this property are **MATTHEW BERGER** and **SOPHIE TAYLOR**

VENDOR'S SOLICITORS

Cavendish Legal Group – Tel: 020 8340 0091
Ref: L. Lane Esq – Email: l.lane@clglaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts